044.0	0004	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	913,700	/	913,700
USE VALUE:	913,700	/	913,700
ASSESSED:	913,700	/	913,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		HAMLET ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	THOMPSON JONATHAN
Owner 2:	DESMARAIS SUSAN
Owner 3:	
Street 1:	44 HAMLET ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DOHERTY RICHARD P -
Owner 2:	-
Street 1:	80 MAIN STREET
Twn/City:	WAKEFIELD
St/Prov:	MA Cntry:
Postal:	01880

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1930, having primarily Wood Shingle Exterior and 1982 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4989.000	453,100	4,900	455,700	913,700
Total Card	0.115	453,100	4,900	455,700	913,700
Total Parcel	0.115	453,100	4,900	455,700	913,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 461.00 /Parcel: 461.00

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 31263

GIS Ref

GIS Ref

Insp Date 11/27/18

!3762!

PREVIOUS ASSESSMENT

Parcel ID 044.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	453,100	4900	4,989.	455,700	913,700		Year end	12/23/2021
2021	101	FV	428,400	4900	4,989.	455,700	889,000		Year End Roll	12/10/2020
2020	101	FV	428,300	4900	4,989.	455,700	888,900	888,900	Year End Roll	12/18/2019
2019	101	FV	350,600	5100	4,989.	484,200	839,900	839,900	Year End Roll	1/3/2019
2018	101	FV	350,600	5100	4,989.	353,200	708,900	708,900	Year End Roll	12/20/2017
2017	101	FV	350,600	5100	4,989.	307,600	663,300	663,300	Year End Roll	1/3/2017
2016	101	FV	350,600	5100	4,989.	262,000	617,700	617,700	Year End	1/4/2016
2015	101	FV	308,800	5200	4,989.	256,400	570,400	570,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:33:35

LAST REV

Date	Time
04/25/19	18:06:18

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3762

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOHERTY RICHARD	56532-167		2/28/2011	Change>Sale	399,000	No	No		
	12598-445		3/11/1974			No	No		N

USER DEFINED

Prior Id # 1:	31263
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/12/2011	1109	Inter Fi	26,088					COMPLETE FINISH WO
6/17/2011	599	Inter Fi	61,000					FOR NEW ADDITION /
5/27/2011	509	Foundati	8,610					FOR ADDITION
5/19/2011	466	Manual	3,132					AIR SEAL & INSULAT
5/13/2011	444	Addition	115,000					10X12 REAR ADDITIO

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	MEAS&NOTICE	CC	Chris C
1/17/2012	Info Fm Prmt	BR	B Rossignol
6/23/2011	Info Fm Prmt	BR	B Rossignol
3/25/2009	Inspected	189	PATRIOT
2/17/2009	Measured	345	PATRIOT
3/5/2000	Mailer Sent		
3/3/2000	Measured	264	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4989		Sq. Ft.	Site		0	80.	1.14	1									455,735						455,700	

Total AC/HA:	0.11453	Total SF/SM:	4989	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	455,735	Spl Credit		Total:	455,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN W/ RED BRIC		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.17976785
Const Adj.:	1.00188112
Adj $ / SQ:	159.568
Other Features:	115250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	474959
Depreciation:	21848
Depreciated Total:	453111

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

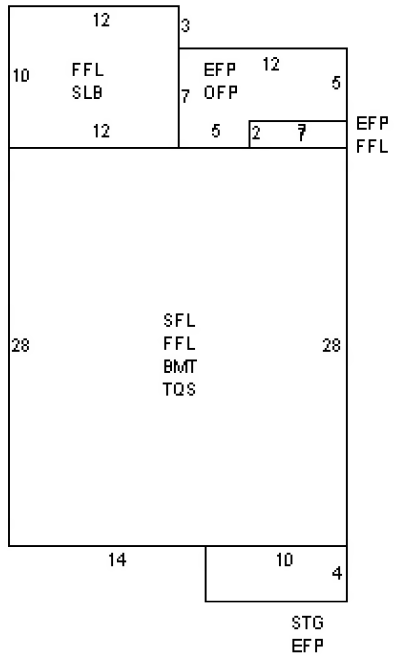
No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	159.57
Special Features:	0	Val/Su Net:	150.63
Final Total:	453100	Val/Su SzAd	228.61

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	806	159.570	128,612
BMT	Basement	672	47.870	32,169
SFL	Second Floor	672	159.570	107,230
TQS	3/4 Story	504	159.570	80,422
EFP	Enclos Porch	124	49.270	6,110
SLB	Slab	120	15.960	1,915
OFP	Open Porch	70	40.150	2,810
STG	Storage	40	11.020	441
	Net Sketched Area:	3,008	Total:	359,709

Size Ad	1982	Gross Area	3176	FinArea	1982

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

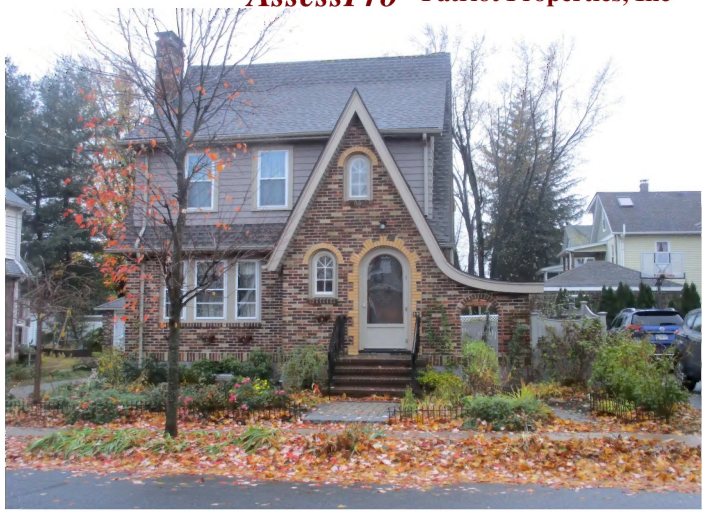
Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 044.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1930	25.42	T	40	101			3,700			3,700
14	Open Porch	D	Y	1	7X8	A	PR	1980	44.00	T	49.9	101			1,200			1,200

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900

IMAGE

AssessPro Patriot Properties, Inc